176.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,600 / 576,600
					USE VALUE:	576,600 / 576,600
					ASSESSED:	576,600 / 576,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHERS-NASH BARBARA
Owner 2:	
Owner 3:	
Street 1:	PO BOX 161
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATHERS-NASH BARBARA L -
Owner 2:	-
Street 1:	P.O. Box 161
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Vinyl Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	207,000		369,600	576,600
Total Card	0.083	207,000		369,600	576,600
Total Parcel	0.083	207,000		369,600	576,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.81 | /Parcel: 356.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 118526

GIS Ref

GIS Ref

Insp Date 07/05/18

!13775!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,000	0	3,600.	369,600	576,600	576,600	Year End Roll	12/18/2019
2019	101	FV	194,000	0	3,600.	364,300	558,300	558,300	Year End Roll	1/3/2019
2018	101	FV	194,000	0	3,600.	279,800	473,800	473,800	Year End Roll	12/20/2017
2017	101	FV	194,000	0	3,600.	264,000	458,000	458,000	Year End Roll	1/3/2017
2016	101	FV	194,000	0	3,600.	242,900	436,900	436,900	Year End	1/4/2016
2015	101	FV	177,300	0	3,600.	227,000	404,300	404,300	Year End Roll	12/11/2014
2014	101	FV	177,300	0	3,600.	209,100	386,400	386,400	Year End Roll	12/16/2013
2013	101	FV	177,300	0	3,600.	209,100	386,400	386,400		12/13/2012

PRINT

Date	Time
12/11/20	03:40:59

LAST REV

Date	Time
08/08/19	09:52:18

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHERS-NASH BA	72981-79		7/24/2019	Convenience	1	No	No		
	14676-252		7/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	118526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/1995	436	Manual	2,850					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2018	Mail Update	DGM	D Mann
7/5/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Measured	345	PATRIOT
11/10/2000	Hearing N/C	163	PATRIOT
12/16/1999	Meas/Inspect	276	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281294
Depreciation:	74262
Depreciated Total:	207033

COMMENTS

AKA 113 Hibbert St - see deed 14676 - 252.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

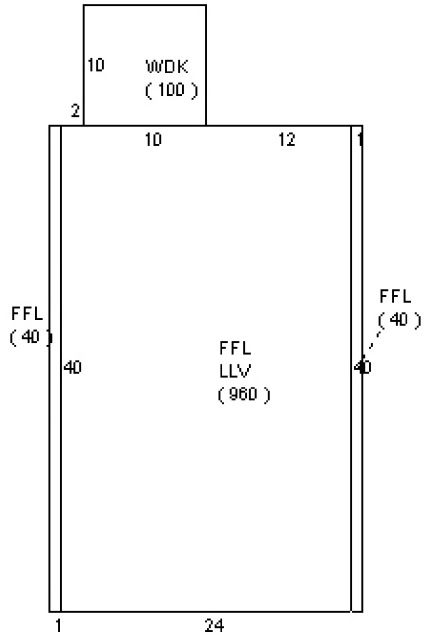
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	98.57
Final Total:	207000	Val/Su SzAd	199.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	128.240	133,367
LLV	Lower Level	960	83.670	80,328
WDK	Deck	100	16.000	1,600

	Net Sketched Area:	2,100		Total:	215,295
Size Ad	1040	Gross Are	2100	FinArea	1616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	